

County of Summit · The High Point of Ohio



Summit County Planning Commission (SCPC)

Thursday August 29, 2019 - 3:00 p.m.
County of Summit, County Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio

Meeting Agenda

- | | | |
|----|--------------------------------------------|---------------------------|
| A. | Call to Order | Vice Chair Stoiber |
| B. | Roll Call | Smith |
| C. | Approval of the July 25, 2019 SCPC Minutes | Vice Chair Stoiber |
| D. | Business Items | Knittel |

New Business

Item # 1 – Section 3 Residential Lights - Text Amendment – Sagamore Hills Township - Sagamore Hills Township Zoning Commission is proposing an amendment of Section 3 Residential District 3.11 Lighting to establish clarity about the use and direction of lighting on residential property.

- | | | |
|----|----------------------------------|---------------------------|
| E. | Report from Assistant Director | Tubbs |
| F. | Comments from Public | Vice Chair Stoiber |
| G. | Comments from Commission Members | Vice Chair Stoiber |
| H. | Other | |
| | 1. Legal Update | Nott |
| I. | Adjournment | Vice Chair Stoiber |

County of Summit
Ilene Shapiro, County Executive
Summit County Planning Commission
Thursday, July 25, 2019 - 3:00 p.m.
County of Summit, County Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio

Minutes of July Meeting

Members Present: George Beckham, Helen Humphrys, David Kline, Allen Mavrides, Jeff Snell, Dennis Stoiber, and Jeff Wilhite

Members Absent: Becky Corbett, Jerry Feeman, Jason Segedy and Robert Terry

Staff: Dennis Tubbs, Stephen Knittel, Dave Nott, and Cazz Smith Jr.

Others: Matthew Springer– *Copley TWP*

I. Call to Order

Allen Mavrides called the meeting to order on **Thursday, July 25, 2019** at **3:00 pm** in the County of Summit Council Chambers, 175 South Main Street, 7th Floor, Akron Ohio 44308. A roll call was conducted by *Cazz Smith* the attending members constituted a quorum.

II. Approval of the June 27, 2019 Meeting Minutes

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky						
Feeman, Jerry	X			X		
Humphrys, Helen	X			X		
Kline, David	X	X		X		
Mavrides, Allen	X			X		
Segedy, Jason						
Snell, Jeff	X			X		
Stoiber, Dennis	X		X	X		
Terry, Robert						
Wilhite, Jeff	X			X		

Motion

David Kline made a motion to approve the minutes of the **June 27, 2019** meeting, and it was seconded by *Dennis Stoiber* the motion passed with no abstentions.

III. Business Items

A. New Business – (1) items

Item # 1 – Copley Comprehensive Land Use Plan – Copley Township - The applicant has proposed that the Copley Comprehensive Land Use Plan be updated to reflect the goals and vision expressed by residents and stakeholders of the community for managed and sustainable growth in the township.

Staff Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendment be **APPROVED**.

SCPC Action:

Approval: **X**

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky						
Feeman, Jerry	X			X		
Humphrys, Helen	X					X
Kline, David	X		X	X		
Mavrides, Allen	X			X		
Segedy, Jason						
Snell, Jeff	X			X		
Stoiber, Dennis	X			X		
Terry, Robert						
Wilhite, Jeff	X	X		X		

- Matthew Springer from Copley Township gave a summary of the Township's comprehensive five year land use plan.
- David Kline from SCPC commented the plan was nice and flowed well.
- Dennis Stoiber from SCPC commented the approach was comprehensive.
- Dennis Stoiber asked if this plan had been unveiled to the community.
- Matthew Springer from Copley Township replied the unveiling was presented at their community park.
- Jeff Wilhite from SCPC asked if the existing businesses will stay in Copley Township.
- Matthew Springer from Copley Township said they do expect some turnover but continue to have a dialogue with the existing business owners.
- Jeff Wilhite asked how the CIC board was created.
- Matthew Springer from Copley gave a brief explanation and stressed the importance of the CIC.

Motion

A motion was made by *Jeff Wilhite* to approve **Item # 1 – Copley Comprehensive Land Use Plan**, it was seconded by *David Kline* the motion passed with one abstention from *Helen Humphrys*.

IV. Report from Assistant Director

Reported the success of Amazon coming to the Akron area.

V. Comments from Public

No comments

VI. Comments from Planning Commission Members

George Beckham is not available for SCPC Meeting on **Thursday, August 29, 2019**

Becky Corbett is not available for SCPC Meeting on **Thursday, August 29, 2019**

VII. Other

VIII. Next Meeting

The next Summit County Planning Commission meeting will be held on *Thursday, August 29, 2019*.

IX. Adjournment

Being no further business to come before the Planning Commission, *David Kline* made a motion to adjourn, and it was seconded by *Helen Humphrys*. The motion passed unanimously. The meeting adjourned at **3:25 pm**.



Planning Commission
Zoning Text Amendment
Residential Lights
Sagamore Hills Township

Item No.: 1
Meeting: August 29, 2019
Applicant: Sagamore Hills Township Zoning Commission
Proposal: **Residential Lights**
Processor: Stephen Knittel

Proposal: Sagamore Hills Township Zoning Commission is proposing an amendment of Section 3 Residential District 3.11 Lighting to establish clarity about the use and direction of lighting on residential property.

Proposed Text Amendments: Text that is ~~struck~~ through is text proposed for deletion, new proposed text is underlined.

Section 3 Residential District

3.11—~~Elevated lights~~ Lighting

Lighting shall not create a nuisance and shall in no way impair the safe movement of traffic on any street or highway. No light shall shine directly on adjacent property. No strings of open light bulbs shall be permitted. No lighting structure shall exceed fifteen (15) feet in height unless it is attached to a building, but shall not exceed the height of the building. Exposed light bulbs except for those used in holiday decoration shall be prohibited.

The pole or standards for ~~elevated~~ lights shall be no higher than ten (10) feet from finished grade to top of light standards and shall be set back at least twenty (20) feet from the public right-of-way, subject to rear and side line regulations, and shaded so as not to interfere with the visions of persons on the highway or neighboring premises.

Summary of the changes proposed:

3.11 - Adding text to establish that residential lights:

- Shall not be used to illuminate adjacent property.
- Shall not create a nuisance.
- Shall in no way impair the safe movement of traffic on any street or highway.
- Shall have no lighting structure exceed fifteen (15) feet in height unless it is attached to a building, but shall not exceed the height of the building.
- Shall not be exposed light bulbs except for those used in holiday decoration.

3-11 Removing text ~~elevated~~ to have regulations apply to all residential lights.

Staff Research:**Bath Township Ohio: Sec. 803 EXTERIOR LIGHTING****Sec. 803-A Purpose**

The purpose of this exterior lighting section is to regulate outdoor lighting in order to reduce or prevent light pollution and to minimize lighting impacts on surrounding properties. This means to the extent reasonably possible the reduction or prevention of glare and light trespass, the conservation of energy, and promotion of safety and security.

Sec. 803-B Applicability

1. All outdoor lighting fixtures shall be subject to review as part of this article unless specifically exempted.
2. Lighting Plan Required
 - (1) A photometric plan showing the following shall be submitted as part of a zoning certificate or business use certificate application, or for a conditional use application:
 - (A) The proposed intensity levels of the lighting throughout the site indicating foot-candle measurements;
 - i) The lighting levels for the proposed site and an area extending a minimum of 30 feet onto adjacent properties;
 - ii) The locations of each of the proposed lighting fixtures (wall mounted and pole);
 - iii) The minimum, maximum, and average intensity/illumination for the site;
 - iv) Details of all proposed outdoor lighting fixtures indicating manufacturer, model and style of the fixture. A graphic representation of the fixture is required. The fixture lamp type (i.e. low pressure sodium, metal halide, etc.) shall be indicated on the proposed plans;
 - v) The proposed height of the lighting fixtures;
 - vi) The hours of use of the lighting fixtures; and
 - vii) Any additional submittal requirements as may be determined by the Zoning Inspector.
 - (B) A lighting plan shall not be required for single-family or two-family dwellings.
3. Exemptions
 - (A) All exterior lighting fixtures producing light directly by the combustion of fossil fuels, such as kerosene lanterns or gas lamps are exempt from the requirements of this section.
 - (B) Holiday lighting shall be exempt from the requirements of this section.
 - (C) All temporary emergency lighting needed by the police, fire department, other emergency service vehicles, and public service vehicles, as well as all vehicular luminaries, shall be exempt from the requirements of this section including flashing or blinking lights.
 - (D) Street lights shall be exempt from the provisions of this section.
4. Prohibited Lights

- (A) Search lights, beacons, laser source lights, or any similar high-intensity or flashing lights are prohibited, except in emergencies by police and/or fire department personnel.
- (B) No open lights, such as strings of light bulbs, shall be permitted. This prohibition shall not include holiday lighting.

Sec. 803-C General Provisions Applicable to All Districts and Development

- (1) Exterior lighting shall be installed in a manner to deflect from adjacent residential developments.
- (2) All exterior lighting for residential and nonresidential uses shall be located, screened, or shielded so adjacent lots located in residential districts or recorded subdivisions are not directly illuminated. Shielding may also be required for high intensity light fixtures to prevent glare to adjacent uses, public right-of-ways, and drives. Perimeter lighting, when adjoining residential districts or recorded subdivisions, shall be by shielded fixtures to prevent light trespass onto adjacent properties.
- (3) No exterior lighting shall be of such an intensity or color distortion as to cause glare or to impair the vision of drivers, pedestrians or adjacent properties. Shields and/or filters are required for light fixtures with high intensity and glare potential.

Sec. 803-D Lighting for Residential Uses

- (1) Lighting for single-family dwellings shall be exempt from most provisions of this article with the exception of the following:
 - (A) The prohibited lights established in Sec. 803-B(4) shall apply to lighting for residential uses.
 - (B) Residential lighting for single-family dwellings shall be subject to the general provisions of Sec. 803-C: General Provisions Applicable to All Districts and Development.
 - (C) For light fixtures that are not attached to the house or to an accessory building, there shall be a maximum height of 12 feet from the finished grade adjacent to the base of the light fixture to the top most point of the fixture. The light bulb shall not produce more than 1,600 lumens.
- (2) Lighting in the R-4 district or lighting for nonresidential uses in the R-1, R-2, or R-3 districts shall be subject to the requirements of this article unless expressly exempted.

Sec. 803-E Exterior Lighting Requirements

- (1) Type of Fixtures
 - (A) All light fixtures shall be full cut-off type fixtures except for decorative light fixtures. See Figure 803-A.
 - (B) Non-cutoff lighting may only be used for decorative purposes when located adjacent to the building. See Figure 803-A.

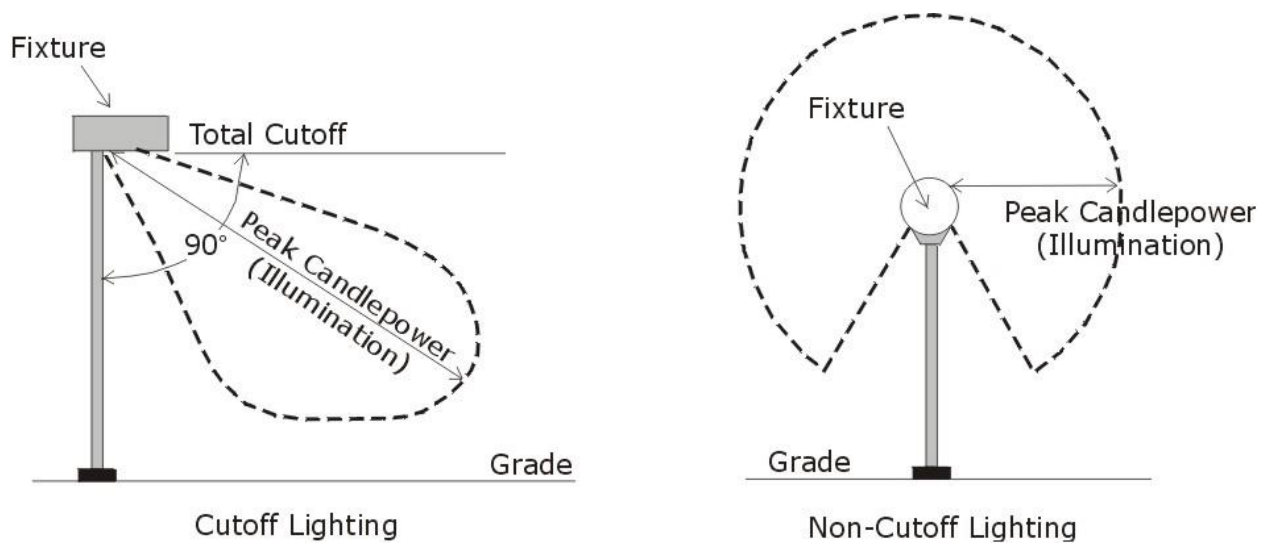


Figure 803-A: Illustration of cutoff lighting versus non-cutoff lighting

(2) Height of Fixtures

- (A) In all districts, the maximum height of any non-cutoff light fixture shall be 12 feet.
- (B) All cut-off exterior lighting shall be designed, located, and mounted at heights pursuant to Table 803-1.

TABLE 803-1: MAXIMUM CUT-OFF LIGHT FIXTURE HEIGHT ZONING DISTRICT MAXIMUM HEIGHT OF LIGHT FIXTURE

TABLE 803-1: MAXIMUM CUT-OFF LIGHT FIXTURE HEIGHT	
ZONING DISTRICT	MAXIMUM HEIGHT OF LIGHT FIXTURE
R-1, R-2, R-3 or R-4 (except for single-family dwellings See Sec. 803-D.)	15 feet
B-1 or B-5	18 feet
B-2, B-3, or B-4	30 feet

- (C) In no case shall the height of light fixtures exceed the maximum permitted building height within the applicable zoning district.
- (D) Lighting located under canopies shall be flush mounted or recessed within the canopy.
- (E) Height shall be measured from the finished grade adjacent to the base of the light fixture to the top most point of the fixture.

(3) Illumination

- (A) Exterior lighting shall be designed and located to have the following maximum illumination levels. The levels shall be measured at the finished grade at the lot line as demonstrated by a lighting plan:
 - i. The maximum illumination at a lot line that abuts a lot zoned or used for residential purposes (except R-4 zoned lots) shall be 0.0 foot-candles.

- ii. The maximum illumination at a lot line that abuts R-4 zoned lot shall be 0.3 foot-candles.
 - iii. The maximum illumination at a lot line that abuts a business zoned lot shall be 1.0 foot-candles.
 - iv. The maximum illumination at a lot line for properties used for outdoor sports and recreation shall be reviewed for compliance with regard to the intent of these guidelines to minimize the impact of light trespass and glare on all surrounding properties and public rights-of-way.
 - v. The illumination across any property shall be designed so as to not create excessively dark spots that may create safety issues.
- (B) All applicants are strongly encouraged to submit lighting plans with components that reduce light pollution including, but not limited to, automatic shut-off of fixtures, auto-dimming to adjust lighting based on ambient lighting, and the use of as little lighting as necessary without creating safety issues.

(4) Modifications

Should any exterior light fixture or the type of light source therein be changed after the permit has been issued, a change request must be submitted to the Zoning Inspector for approval, together with adequate information to assure compliance with this section, which must be received prior to substitution.

Comments:

- Keep consistency in referencing “strings of open light bulbs” or “exposed bulbs”.
- The intent to limit light pollution for adjacent properties may be served by including lumens and footcandles standards for types of lights. Traditionally wattage was used to measure the intensity of a light bulb, but wattage actually measures the amount of electrical power a light bulb consumes and as more efficient light bulbs are developed wattage per bulb no longer translates to amount of illumination.
- Definitions may be needed to be added if language about lumens and footcandles are added.
 - A lumen is the unit that defines the intensity of light.
 - Footcandles are a unit of illuminance equal to 1 lumen per square foot of surface.
- A current popular trend is having string lights above patios/porches typically these light strings are showcased with “Edison bulb” type light bulbs which emit smaller lumens than the standard incandescent bulb of the same wattage. Standard incandescent bulb is 800 lumens (a 60 watt bulb) up to 1600 lumens (a 100 watt bulb).
- Bath Township has language in their Zoning Resolution (relevant section included above) about lumens and footcandles and the maximum illumination at a lot line.

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED**.